

# **ZONING BOARD OF REVIEW MEETING – October 16, 2014**

## **BUSINESS AGENDA**

**1 Town House Road, Hopkinton, RI 02833**

**7:00 P.M. Call to Order – Introduction - Moment of silent meditation and salute to the Flag.**

**Members present.**

**Members sitting as Board.**

**Petition I.**

**A Petition for a Dimensional Variance filed by Daedalus Holdings, LLC, 747 Pontiac Avenue, Cranston, RI 02910 for property located at 80 Palmer Circle, Hope Valley, RI 02832 identified as AP 11 Lot 53 a Commercial Zone. The applicant seeks a Building Height Variance of 1' 4" and a Parking Variance of 158 spaces. The Petition is filed in accordance with Section 6 for the Building Height Variance and Section 28 for the Parking Variance in the Zoning Ordinances of the Town of Hopkinton, as amended – continued from September 18, 2014.**

**Applicant or representative present.**

**Determine completeness of application and consider waivers.**

## **Petition II.**

**A Petition for a Special Use Permit and Dimensional Variance filed by Richard Mann, 166 Ross Hill Road, Charlestown for property located at 13 Spring Street, Hope Valley, RI 02832 identified as AP 27, Lot 57 a Neighborhood Business Zone in order to use the building on the premises for residential rather than commercial - continued from September 18, 2014.\*Neither application indicates which Section of the Zoning Ordinances they are applying under. (Continuation from last month, possible withdrawal).**

**Applicant or representative present.**

**Determine completeness of application and consider waivers.**

## **Petition III.**

**A Petition on an Appeal of a decision of the Zoning Official filed by Richard A. Boren, Esq. for Thomas Koczkodan, 100 Arcadia Road, Hope Valley, RI 02832 for property owned by the Estate of Stanley Barczcz c/o Thomas K. Koczkodan, Co-Executor, located at 90 Arcadia Road identified as AP 18 Lot 32 an RFR-80 Zone. The application does not indicate the Section of the Zoning Ordinances they are applying under.**

**Applicant or representative present.**

**Determine completeness of application and consider waivers.**

#### **Petition IV.**

**A Petition for a Special Use Permit filed by Frank Turrisi, Manager, Eminel Holdings, LLC, 12 North Road, Pawcatuck, CT 06379 for property owned by Eminel Holdings, LLC located at 95 High Street, Ashaway, RI 02804 identified as AP 4, Lot 2 an RFR-80 Zone to allow a wood mulching operation in addition to the present use of mining and processing of sand and stone building materials. The application is filed in accordance with Section 8B & Section 8C of Chapter 134 of the Zoning Ordinances of the Town of Hopkinton, as amended – continued from September 18, 2014. (Determined complete subject to submission of traffic study). Continuance requested to November 20, 2014.**

**Applicant or representative present.**

**Filing fees paid and notice posted.**

**Discussion.**

**Decision.**

#### **Petition V.**

**A Petition for an Aquifer Protection Permit filed by Frank Turrisi, Manager, Eminel Holdings, LLC, 12 North Road, Pawcatuck, CT 06379 for property owned by Eminel Holdings, LLC located at 95 High Street, Ashaway, RI 02804 identified as AP 4, Lot 2 an RFR-80 Zone to allow a wood mulching operation in addition to the present use of mining and processing of sand and stone building materials. The application is filed in accordance with Chapter 134 Use Category 505**

**of the Zoning Ordinances of the Town of Hopkinton, as amended – continued from September 18, 2014. (Determined complete subject to submission of Best Management Practices Work Plan). Continuance requested to November 20, 2014.**

**Filing fees paid and notice posted.**

**Discussion.**

**Decision.**

**Consider Minutes of June 19, 2014, July 17, 2014, August 7, 2014, August 21, 2014 and September 10, Zoning Board Meetings.**

**Accept the August 7, 2014 transcript as the record pertaining to the Cellco Partnership d/b/a/ Verizon Wireless Woody Hill Road Tower Co-Location matter.**

**Discussion Regarding the Zoning Ordinance Re-Write, specifically:**

- 1. Status of the Zoning Ordinance Re-Write and identify new items that require consideration;**
- 2. The draft Zoning Ordinance presented by the consultant;**
- 3. Section 5.1. Telecommunications Towers, Cellular/PCS Towers and Antennas;**
- 4. Section 5.2. Supplemental Regulations, Accessory Family Dwelling Unit;**
- 5. Section 6. Dimensional regulations;**

- 6. Section 7. Substandard Lots of Record;**
- 7. Section 8. Nonconforming Development;**
- 8. Section 13. Modification or Adjustment;**
- 9. Section 20. Powers and Duties of the Zoning Board;**
- 10. Section 26. Appeals;**
- 11. Section 28. Off-Street Parking;**
- 12. Section 31. Height Exceptions;**
- 13. Groundwater & Wellhead Protection Ordinance;**
- 14. Outdoor furnace;**
- 15. Graphic organizer/synopsis showing dates when amendments were enacted;**
- 16. Affordable Housing/Inclusionary Zone;**
- 17. Hopkinton Ordinance, Chapter 4. Animals;**
- 18. Hopkinton Ordinance, Chapter 9. Mobile Homes and Mobile Home Parks and Camping Areas;**
- 19. Identify matters related to the Zoning Ordinance Re-Write to be discussed at the next meeting.**

**To conduct any other business that may legally come before said meeting.**

**Adjourn.**

**If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation by any person, please contact the Town Clerk's Office at 377-7777 (V) or**

**377-7773 (TDD) at least two (2) business days prior to the meeting.**

**Posted: October 9, 2014**